



# AIA® Document G704™ – 2000

## Certificate of Substantial Completion

**PROJECT:***(Name and address)*Hidalgo County Pct. No. 4 Linn-San  
Manuel Emergency Services Facility  
Linn - San Manuel Texas**PROJECT NUMBER:** 201310/**CONTRACT FOR:** General Construction**CONTRACT DATE:** August 05, 2014OWNER: ARCHITECT: CONTRACTOR: FIELD: OTHER: **TO OWNER:***(Name and address)*County of Hidalgo Pct. 4  
1051 N. Doolittle Rd.  
Edinburg, Texas 78542**TO CONTRACTOR:***(Name and address)*J-Con Construction LLC  
604 Palmview Drive  
Mission, Texas 78574**PROJECT OR PORTION OF THE PROJECT DESIGNATED FOR PARTIAL OCCUPANCY OR USE SHALL INCLUDE:**

All work under contract documents.

The Work performed under this Contract has been reviewed and found, to the Architect's best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated above is the date of issuance established by this Certificate, which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

**Warranty**

All Warranties Required Under Contract Documents

**Date of Commencement**

August 24, 2015

Mata+Garcia Architects LLP

ARCHITECT

BY

July 24, 2015

DATE OF ISSUANCE

A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment.

**Cost estimate of Work that is incomplete or defective: \$0.00**

The Contractor will complete or correct the Work on the list of items attached hereto within Thirty (30) days from the above date of Substantial Completion.

J-Con Construction LLC

CONTRACTOR

BY

July 24, 2015

DATE

The Owner accepts the Work or designated portion as substantially complete and will assume full possession at 8:00 a.m. (time) on August 24, 2015 (date).

County of Hidalgo/Precinct No. 4

OWNER

BY

DATE

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows:

*(Note: Owner's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage.)*

County of Hidalgo / Precinct No. 4 assumes all responsibility for security, maintenance, heat, utilities, damage to the Work and insurance as of August 24, 2015 at 8:00 a.m.



ARCHITECTURE  
PROJECT MANAGEMENT  
INTERIOR DESIGN

Linn San Manuel Emergency Services Facility  
July 22, 2015

This Punchlist is comprised the following items:

A. Three E- mails with attachments regarding items previously include in Field Reports:

1. Email sent by Hector Garcia 7/20/2015 4:42am
2. Email sent by Hector Garcia 7/20/2015 5:20am  
attachments: 2 – photographs
3. Email sent by Hector Garcia 7/20/2015 5:33am  
attachments: 5 – photographs

B. This written punchlist and floor plan drawings with items shown on the plan

No.	Room name Item number
100	Reception 1. Touch up paint at receptacle west wall 2. Clean paint and dust aluminum storefront frames
101	County Fire Marshall Office 3. Double pane exterior glazing seals not properly installed need to be corrected. 4. Refinish gypsum board at receptacle under window 5. Replace cracked ceiling panel 6. Touch up paint at hollow metal frame
102	Hall 7. General note: Clean all door hardware
103	DPS/GW/Office 8. Base is waving not flat against wall. Install properly 9. Double pane exterior glazing seals not properly installed need to be corrected. 10. Remove scuff marks from floor
104	Storage no items
105	Precinct no. 4 Office 11. Base is waving not flat against wall. Install properly and clean 12. Double pane exterior glazing seals not properly installed need to be corrected.
106	Hall 13. Touch up paint at hollow metal frame

- 107 Toilet
14. No hot water
  15. Resilient floor to ceramic mosaic floor transition not level. Correct to level and seal gap with manufacturer's approved ceramic tile expansion joint sealant.
  16. Ceramic mosaic tile floor to ceramic tile wall not properly grouted or cleaned.
  17. Clean ceramic tile walls and remove stained grout from ceramic mosaic tile floor
- 108 Janitor
18. Add mop and broom holders TA-8 spec section 10800- page 4
  19. Seal terrazzo sink to wall
  20. Floor drain installed improperly with VCT unglued at edges. Reinstall floor drain plate flush with VCT. Correct VCT at drain.
- 109 Toilet
21. No hot water
  22. Resilient floor to ceramic mosaic floor transition not level. Correct to level and seal gap with manufacturer's approved ceramic tile expansion joint sealant.
  23. Ceramic mosaic tile floor to ceramic tile wall not properly grouted or cleaned.
  24. Clean ceramic tile walls and remove stained grout from ceramic mosaic tile floor
- 110 Mechanical
25. Plenums to floor not properly sealed
  26. Duct work not properly sealed
  27. Touch up paint
  28. Clean floor
- 111 Electrical
- 112 Living Room
29. Clean base
  30. Clean A/C housing
  31. Clean wall
  32. Complete sliding door installation
  33. Clean aluminum storefront
  34. A/C not properly working
  35. Water fountain front panel not properly reinstalled clean floor below
- 113 Kitchen
36. Install counter top
  37. Install ceiling grid angle at all intersections to cabinets
- 114 Hall
38. Refinish tape float texture paint
  39. Install door stops – General Note
- 115 Storage (I T)
40. Install missing screws at piano hinges – General Notes
  41. Replace cracked ceiling tile

- 116 Women
  - 42. Refinish crack at top of wall
  - 43. Resilient floor to ceramic mosaic floor transition not level. Correct to level and seal gap with manufacturer's approved ceramic tile expansion joint sealant.
  - 44. Correct ceramic mosaic tile floor to ceramic tile wall not properly grouted or cleaned.
  - 45. Replace ceramic wall tiles used as Ceramic tile covered bases
  - 46. Clean ceramic tile walls and remove stained grout from ceramic mosaic tile floor
  - 47. Add: TA-12 shower curtains rod and hooks spec section 10800- page 4
  - 48. Correct ceramic tile floor at drains
  - 49. Install dressing benches
  
- 117 Men
  - 50. Resilient floor to ceramic mosaic floor transition not level. Correct to level and seal gap with manufacturer's approved ceramic tile expansion joint sealant.
  - 51. Ceramic mosaic tile floor to ceramic tile wall not properly grouted or cleaned.
  - 52. Replace ceramic wall tiles used as Ceramic tile covered bases
  - 53. Clean ceramic tile walls and remove stained grout from ceramic mosaic tile floor
  - 54. Add: TA-12 shower curtains rod and hooks spec section 10800- page 4
  - 55. Correct ceramic tile floor at drains
  - 56. Install: dressing benches
  - 57. Paper towel dispenser mounting clips are exposed and should be corrected.
  
- 118 Apparatus Bay
  - 58. Grout honeycomb concrete at slabs
  - 59. Install door stops
  - 60. One of six overhead doors is work. Correct others.
  - 61. Clean and seal concrete floor
  
- 119 Fire Chief Office
  
- 120 Janitor
  - 62. Add mop and broom holders TA-8 spec section 10800- page 4
  - 63. Seal terrazzo sink to wall
  
- 121 Storage
- 122 Storage
- 123 Storage
- 124 Washer/Dryer Storage
- 125 Riser
  
- Exterior
  
- West Elevation
  - 64. Refer to previously issued Field Reports for pending items not corrected

- 65. Remove red paint for cement board siding
- 66. At top of walls seal all gaps between brick and soffit
- 67. At brick to cement board siding sill, seal all gaps

#### North Elevation

- 68. At top of walls seal all gaps between brick and soffit – General Note
- 69. At all brick ledge conditions under window siding wall remove all exposed copper fabric flashing and clean concrete.- General Note
- 70. Paint on galvanized steel is peeling off. Very galvanized primer was used, if not remove all paint to install paint properly -General Note
  
- 71. Replace all square downspouts to be round. At bottom of downspout extend angle opening to fall within recessed area of splashblock – General Note- Refer to previously issued Field Reports
- 72. At sidewalk boxes replace rivets is galvanized screws countersunk
- 73. Install door felt and gaps between doors

#### East Elevation

- 74. Replace deteriorated brick at fourth course middle of wall
- 75. At all brick ledge conditions under window siding wall remove all exposed copper fabric flashing and clean concrete.
- 76. At brick to cement board siding sill, seal all gaps
- 77. At top of walls seal all gaps between brick and soffit – General Note

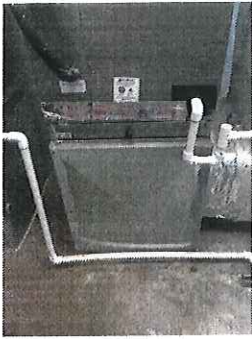
#### South elevation

- 78. Install doorstep
- 79. Remove and install dislodged bricks -General Note
- 80. Seal open area above the steel beam
- 81. At all brick ledge conditions under window siding wall remove all exposed copper fabric flashing and clean concrete.

#### Covered parking

- 82. Seal all concrete chapes
- 83. Paint on galvanized steel is peeling off. Verify galvanized primer was used, if not remove all paint to install paint properly -General Note
- 84. At brick to cement board siding sill, seal all gaps

This concludes the punchlist created on July 23, 2015.  
Additional items maybe added in future field visits by the Architect and or Owner.



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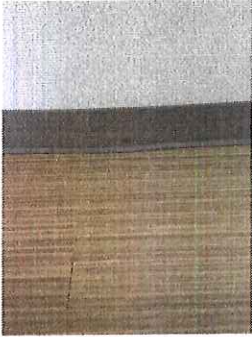
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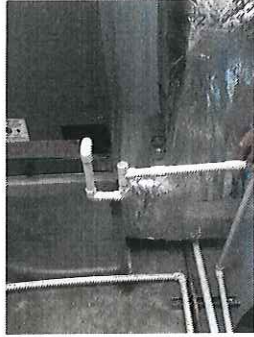
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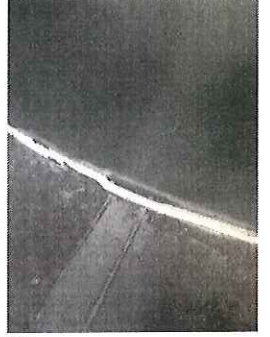
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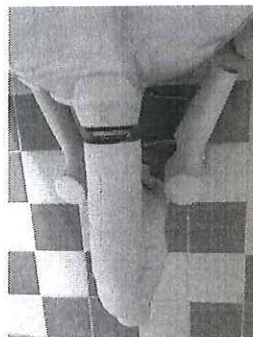
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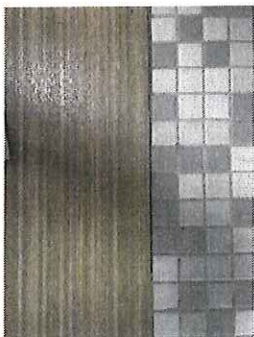
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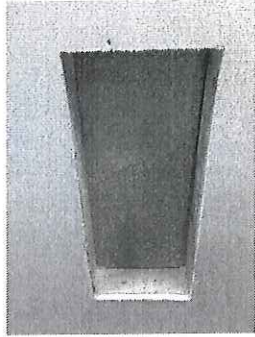
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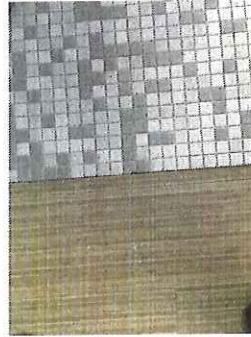
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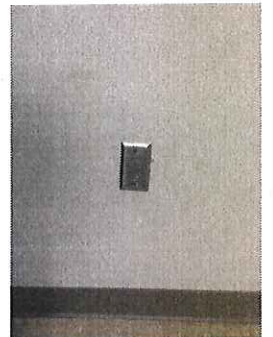
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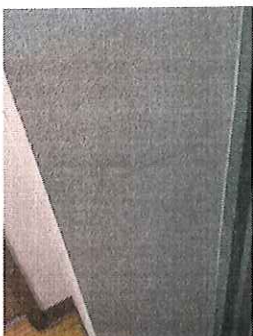
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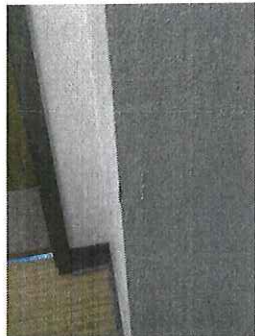
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IMG\_3093

FINAL PUNCH LIST			
Project:	Linn San Manuel Emergency Services Facility	Site Visit Date:	July 23, 2015
Eng's Project No.:	13023	Time:	1:30 pm
General Contractor:	JCON Construction, LLC	Weather:	98°F, Hot
Report By:	Sigma HN Engineers, PLLC	Est. % of Completion:	90%
Present at Site:	Sigma HN Engineers, PLLC (Gabriel Hinojosa, Tony Nicanor) JCON Construction, LLC (Domingo Desiga) Mata-Garcia Architects (Rey Zamora) Hidalgo County Pct. 4 (Daniel Flores, Lulu Lucio)		
The following items require the attention of the Contractor for completion or correction. This list may not be all-inclusive, and the failure to include any items not on this list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.			

Observations:

1. Conduct program configuration (start-up) of lighting control system and owner training.
2. Conduct program configuration (start-up) of stand-by generator and automatic transfer switch and owner training.
3. Install light fixtures type CC and control for building signage.
4. Lighting for storages 121 through 124 was non operable; correct wiring configuration.
5. Install circuit labeling for each current carrying conductors at electrical panels; refer to photo 1.
6. Control on/off for overhead garage doors need to be adjusted so that the switches are kept recessed to the switch; refer to photo 2.
7. Safety disconnect switch serving condensing unit FCCU-1 needs to properly support to building; refer to photo 3.
8. Install equipment labeling for generator and automatic transfer switch; refer to photo 4.
9. Remove additional lighting control switch in room 105; refer to photo 5.
10. Install sealant around the perimeter of light fixtures type P; refer to photo 6.
11. Provide generator anchor bolts; refer to photo 7.
12. Reduce lead length of surge protection devices as much as possible to avoid voltage drop. Consult manufacturer prior to commencing work; refer to photo 8.

General

13. Complete installation of air conditioning units, controls and refrigerant. Units were running, but it was warm in all the spaces.
14. Submit TAB contractor qualification data.
15. Provide testing, adjusting, and balancing for the project.
16. Provide training on programmable thermostats for AHUs and FCUs.
17. Provide close-out documents.
18. Provide as-built drawings.
19. Supply diffusers are not an equal to TITUS OMNI-AA specified and should be replaced.
20. Flexible duct is not equal to Flexmaster Type 1M specified and should be replaced.

Mechanical Room

21. Painted steel platforms and vibration isolation devices were not installed as described in sheet m1.0, key note 10. Current sheet metal plenum boxes supporting units are not sealed at bottom. Units should be supported on steel platforms as specified.

22. Provide conduit for control wiring. Exposed control wiring, not in conduit, is not acceptable.
23. Condensate drain lines need to be offset to allow for filter access.
24. Condensate drain lines need to be supported with clamps.
25. Black electric tape to seal condensate piping connections to unit is not acceptable.
26. Foil tape to seal AHU's is not acceptable.
27. Refrigerant line insulation is torn and needs to be properly sealed and fastened.
28. Duct insulation needs to be properly sealed with vapor barrier mastic.
29. Fire dampers have not been installed where the supply and return ducts penetrate ceiling in mechanical room 110 as shown on m1.0, detail 2.
30. Install escutcheons on penetrations of walls, ceilings, and floors that are exposed to sight as specified in specification 15050 for a finished appearance.
31. Balancing dampers need to be installed on outside air ducts as shown on sheet m1.0.
32. Installation of duct silencers could not be verified at time of site visit because of hard ceiling.
33. Seal insulation on hot water piping.
34. Insulate branch sections of hot water piping.
35. Complete start-up of water heater.

#### Living Room

36. Thermostats installed are not the ones provided by unit manufacturer as directed in sheet m1.0, key note 7.
37. Wall mounted programmable thermostat for FCU-1 has not been installed yet. It too needs to be the thermostat provided by unit manufacturer.
38. Electric water cooler panel needs to be secured in place.

#### Kitchen

39. Grease duct needs to be replaced & insulated with the type described in sheet m1.0, key note 1.
40. Complete installation of kitchen hood, KH-1, and NFPA101 upgrade package as described on kitchen hood schedule on sheet m3.0.
41. Switch on kitchen hood is loose and needs to be fastened properly.
42. Kitchen hood fire suppression system needs to be charged and tested.
43. Complete installation of sink in Kitchen 113.

#### Restrooms (Typical)

44. No hot water on restroom lavatories.
45. Low hot water flow on restroom lavatories.
46. Water line protective covers under lavatories need to be secured properly.

#### IT Room

47. Complete installation of FCU-2 serving IT room. Wires are exposed from front panel.
48. FCU-2 serving IT Room is mounted at an angle and needs to be straightened out.
49. Conceal condensate pump serving FCU-2 above ceiling.
50. Install thermostat for FCU-2 serving IT room.

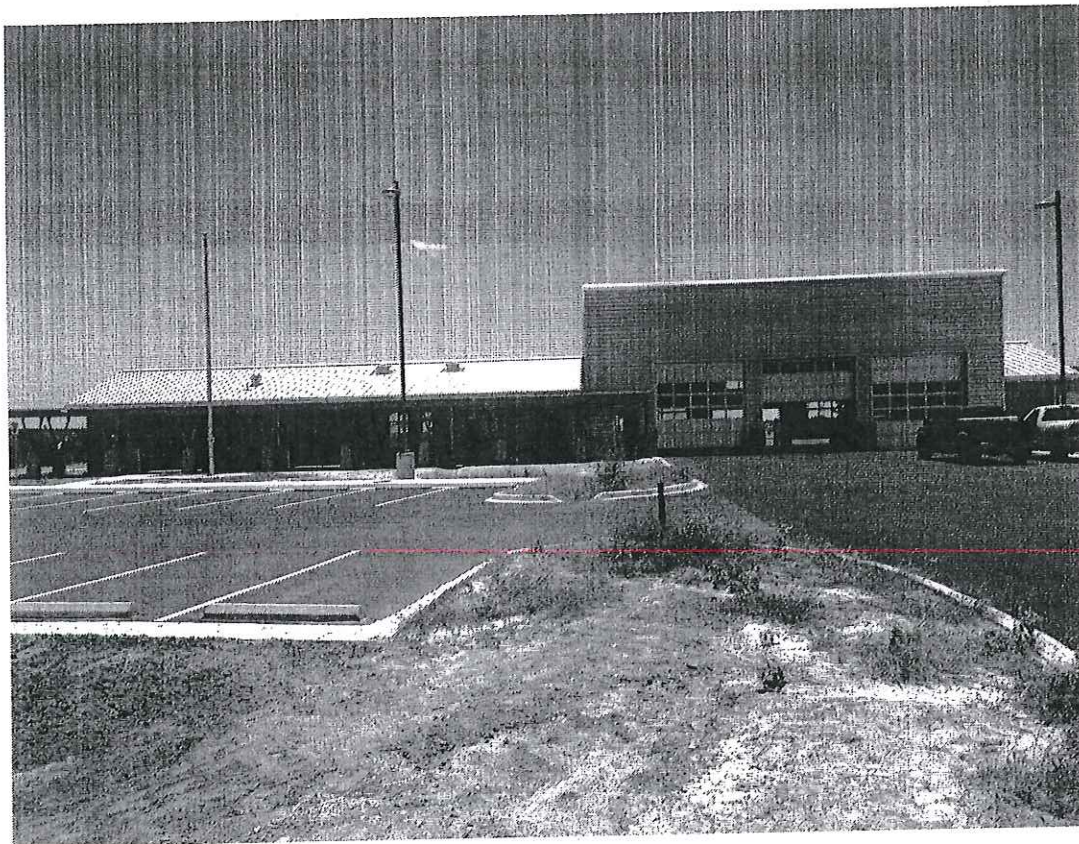
#### Apparatus Bay

51. Yellow-Jacket BigAss Fans need to be adjusted so they oscillate more towards the center of the apparatus bay. Currently, they oscillate towards the wall.
52. Safety cable supporting North West fan hits light fixture when it oscillates. Adjust safety cable to avoid conflict with the light fixture.
53. Install acid-waste pipe vents as described on sheet m1.0, key note 6. Coordinate vent installation with flammable storage cabinets to be provided by owner.
54. Obtain owner-provided air compressor & complete installation as shown on sheet p2.0, detail 9.

55. Trench drains in Apparatus Bay were visibly not level.
56. Need access panel for hot water return balancing valves. Typical for all others valves and water hammer arrestors mounted above hard ceiling.
57. Exhaust fans serving storage rooms are excessively noisy. Make and model of fans are not an approved equal to basis of design; furthermore, product installed is not the product that was submitted as the intended product to be used.

Outdoor

58. Seal around outside air intake louvers.
59. Install smaller mesh screen at exhaust outlets, typical.
60. Installation of aluminum jacket for FCCU-1 is not complete.
61. Concrete pad for condensing units does not extend all the way to the building as shown on sheet m1.0 allowing for future growth of weeds.
62. Condensing units are not anchored down to concrete pads with anchor bolts.
63. Provide concrete pad for FCCU-1 for weather protection as indicated on plans.
64. Mechanical sleeve seals at exterior wall penetration where not installed as indicated in sheet m1.0, key note 9. Reference sheet m2.0, detail 13.
65. Aluminum jacket on exposed refrigerant pipes was not installed as indicated in sheet m1.0, key note 9.
66. Concrete collars on the sanitary sewer cleanouts were not level and were not at proposed natural ground elevation.
67. Grease trap manhole covers were not level. Manhole covers shall be flush with natural ground.



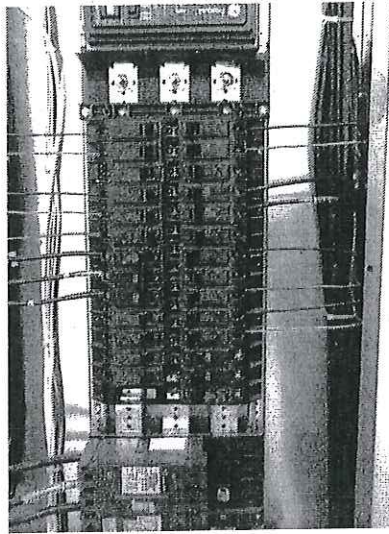


Photo 1



Photo 2

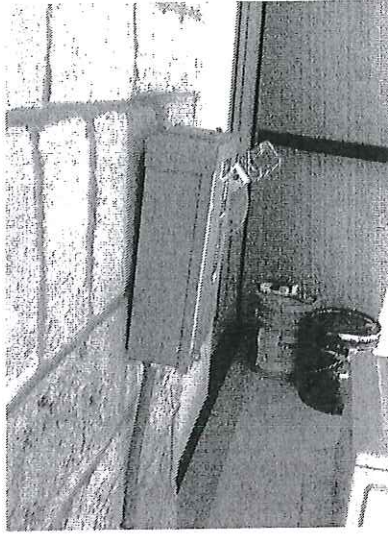


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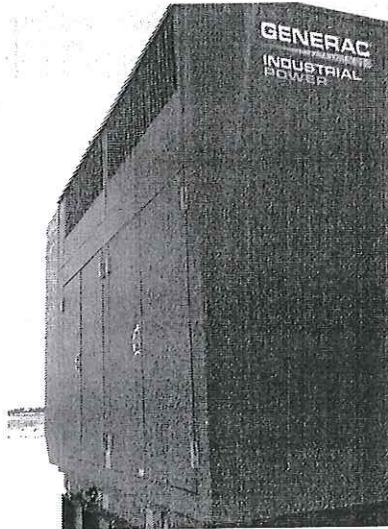


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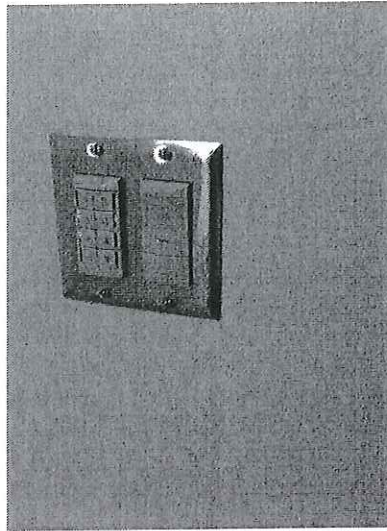


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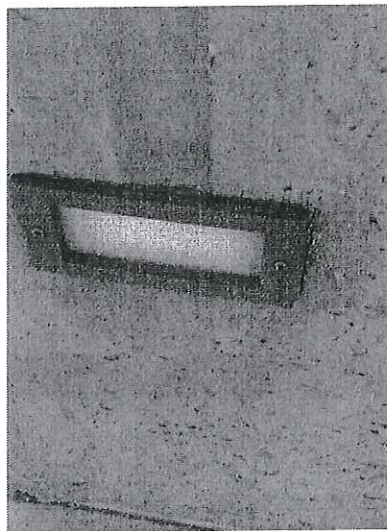


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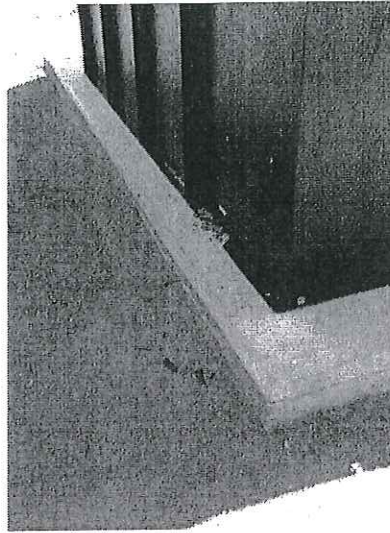


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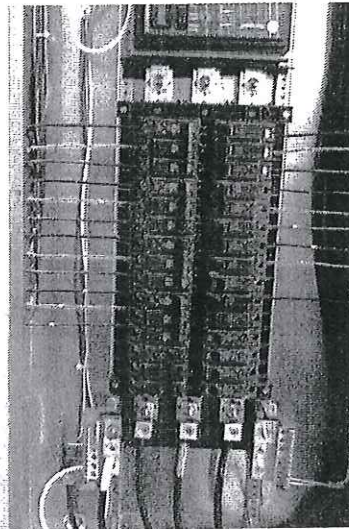


Photo 8



Photo 9



Photo 10

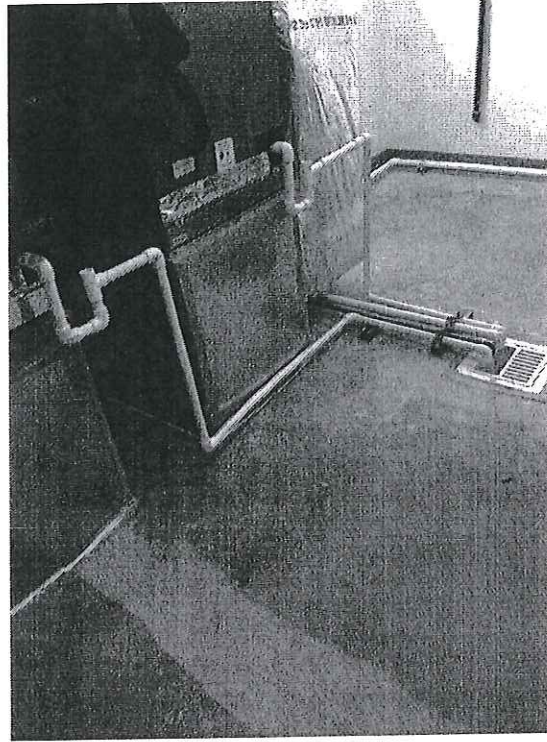


Photo 11



Photo 12

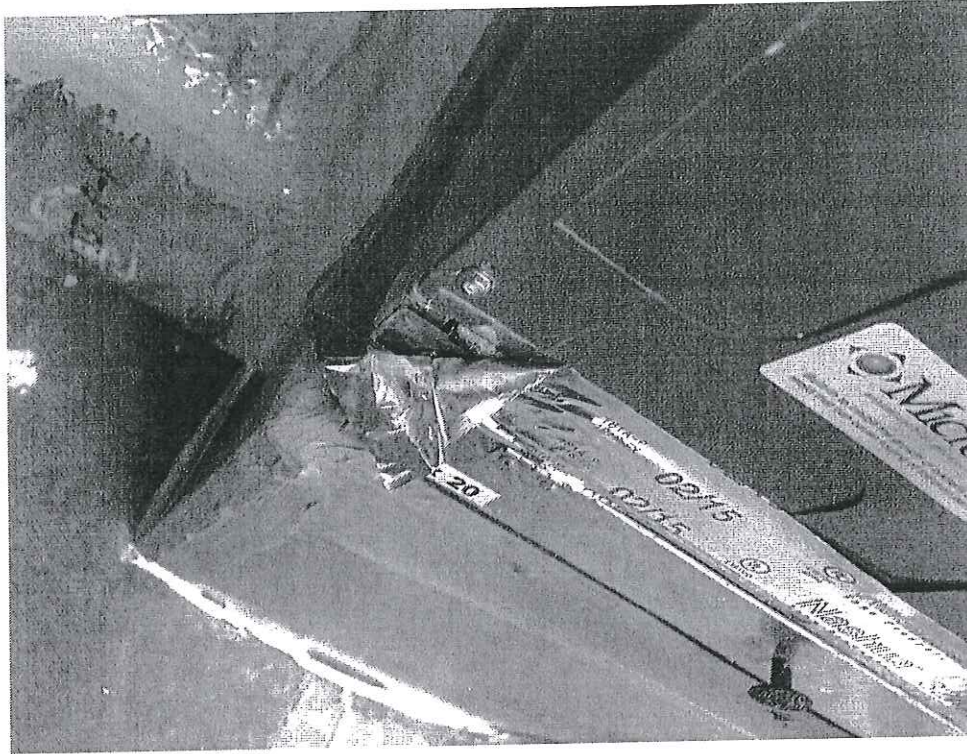


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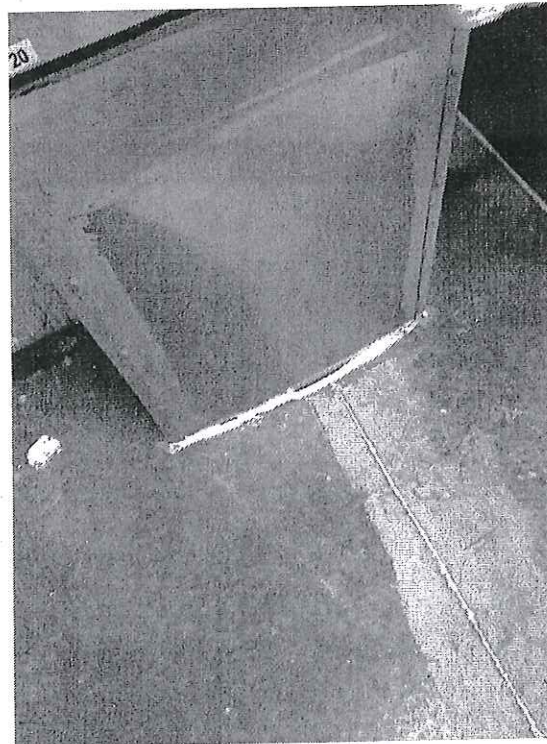


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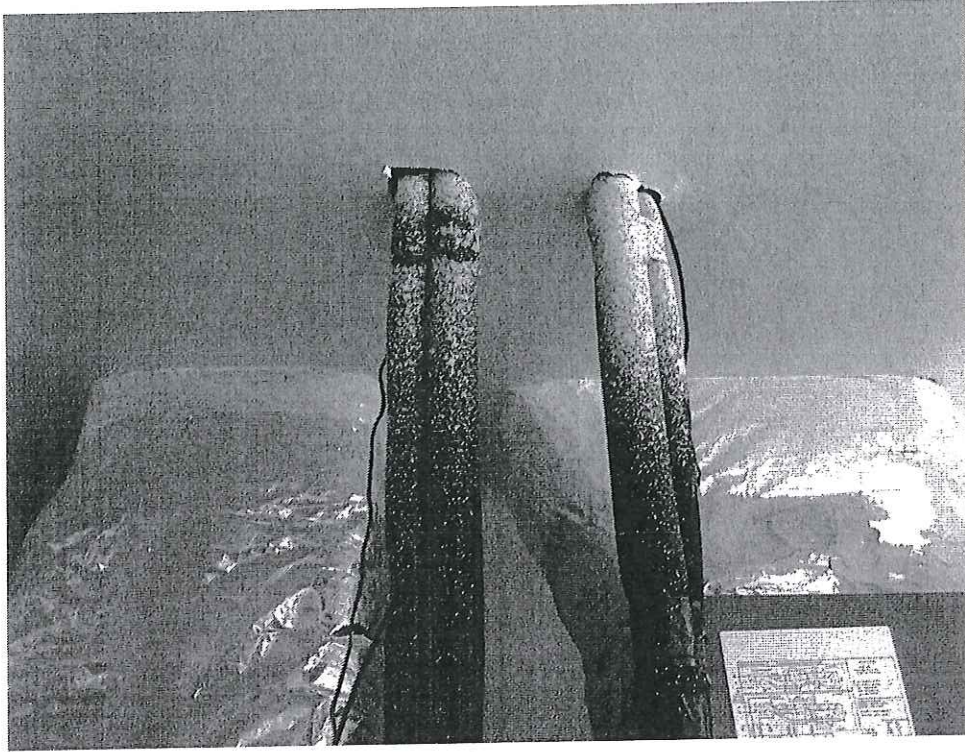


Photo 15



Photo 16

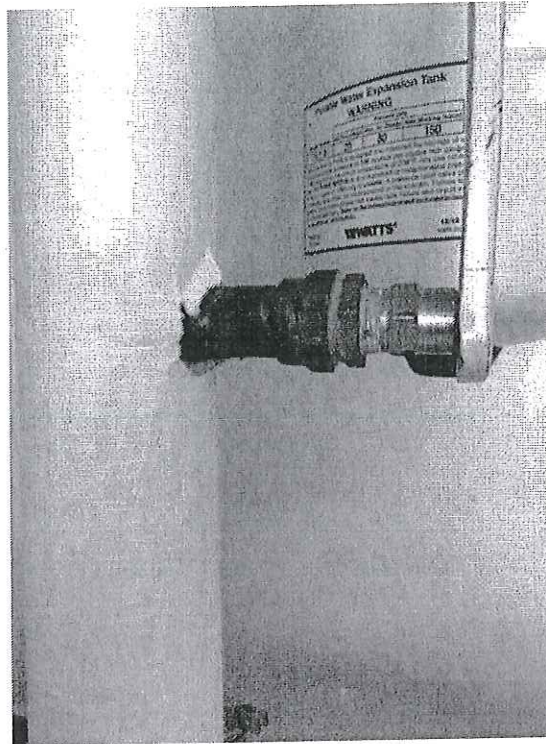


Photo 17

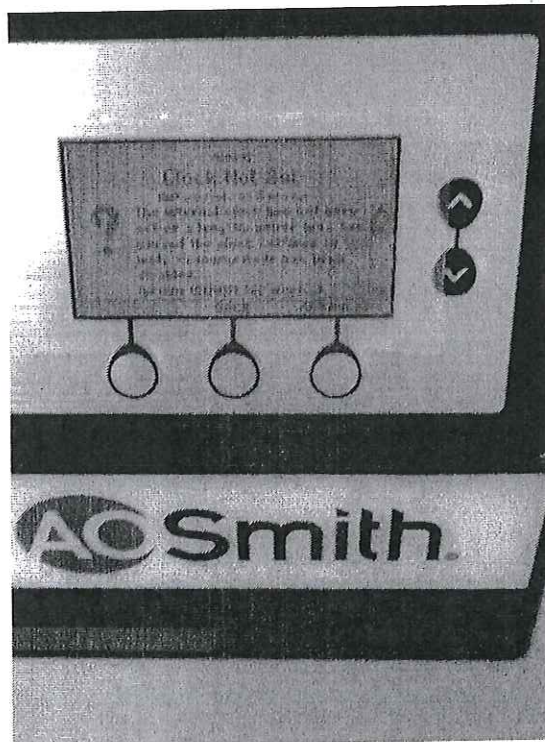


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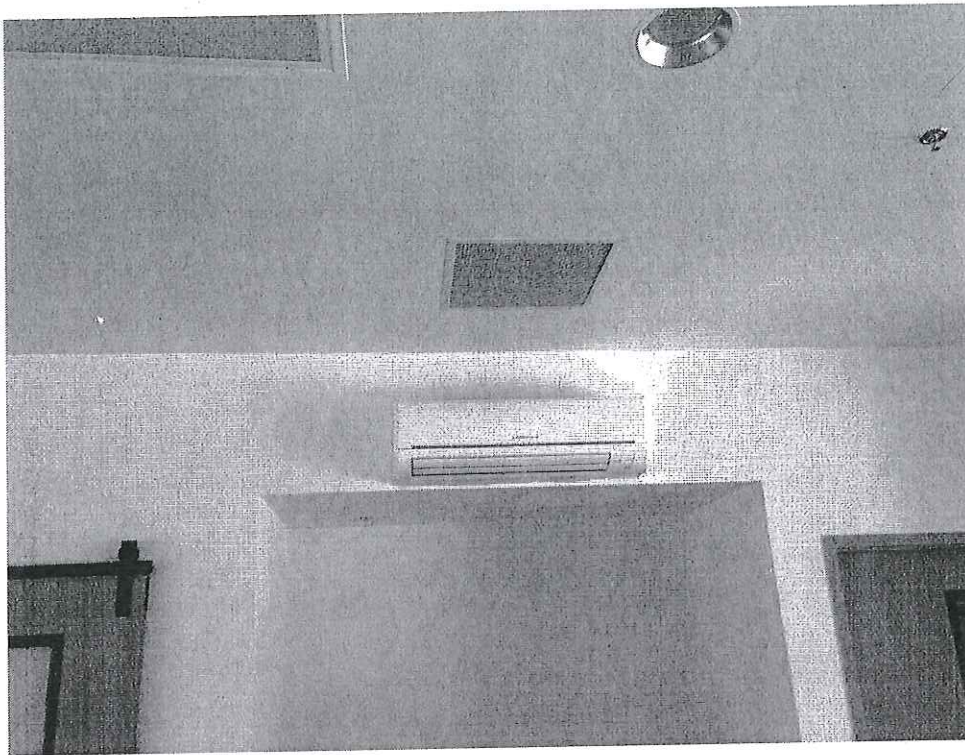


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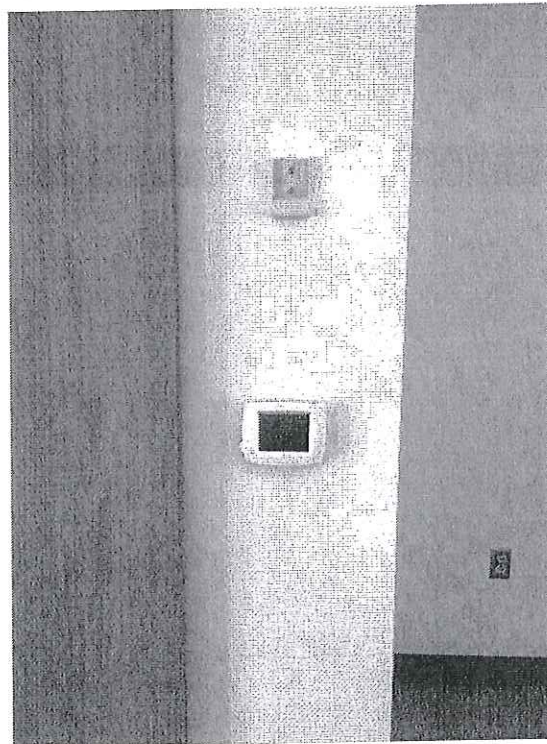


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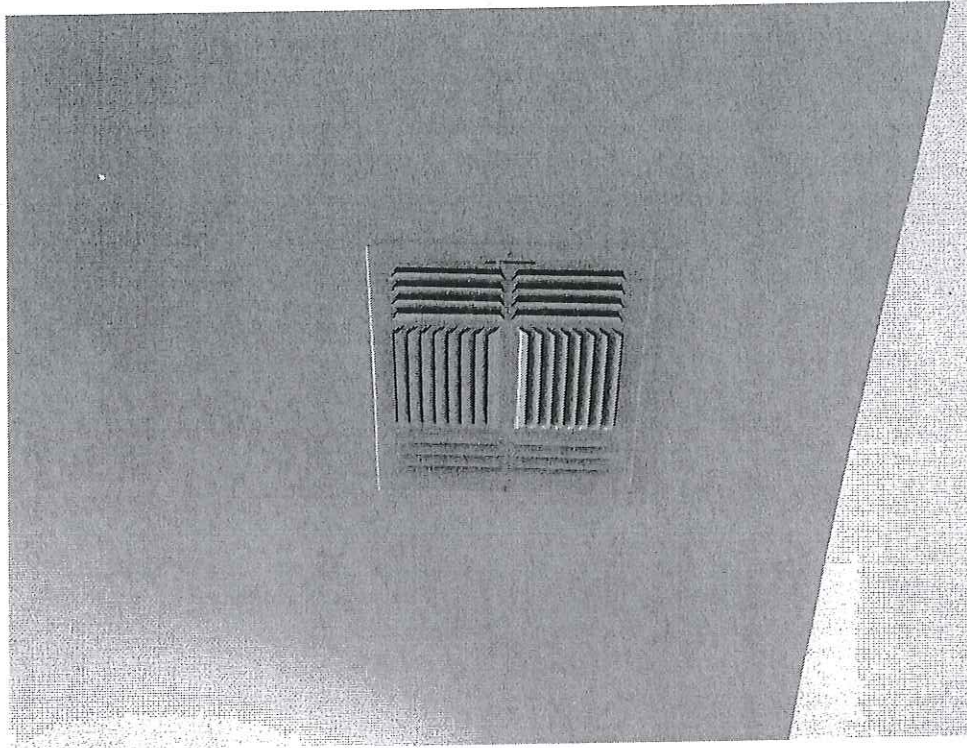


Photo 21



Photo 22



Photo 23

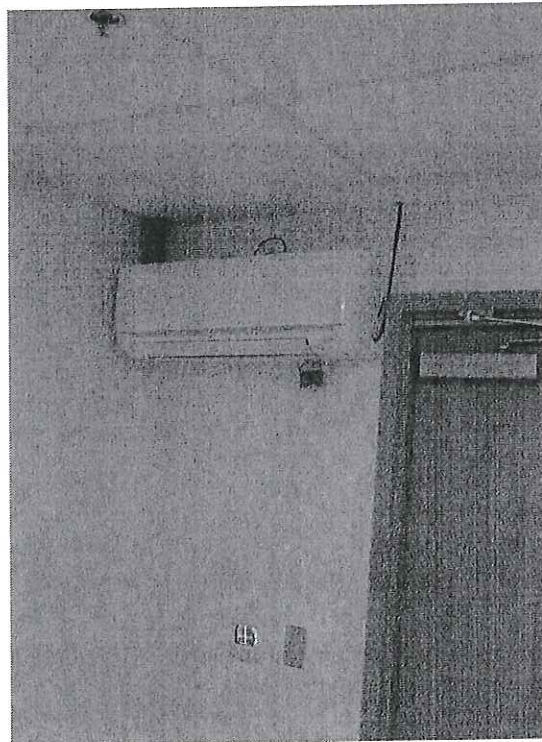


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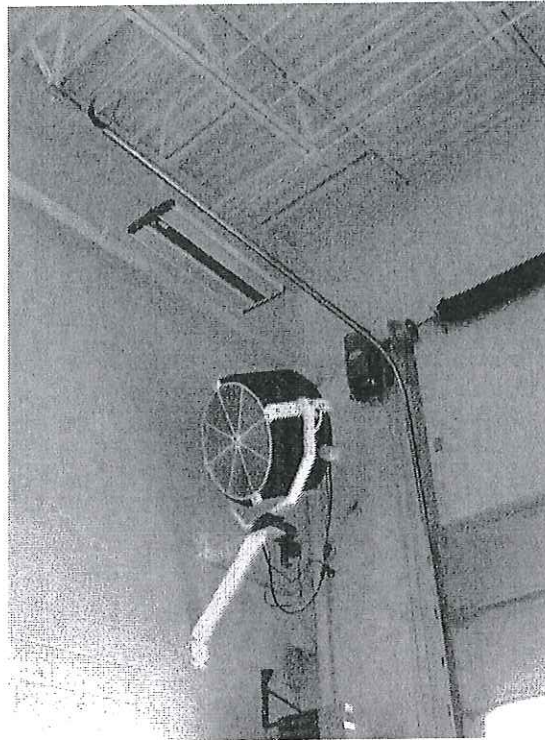


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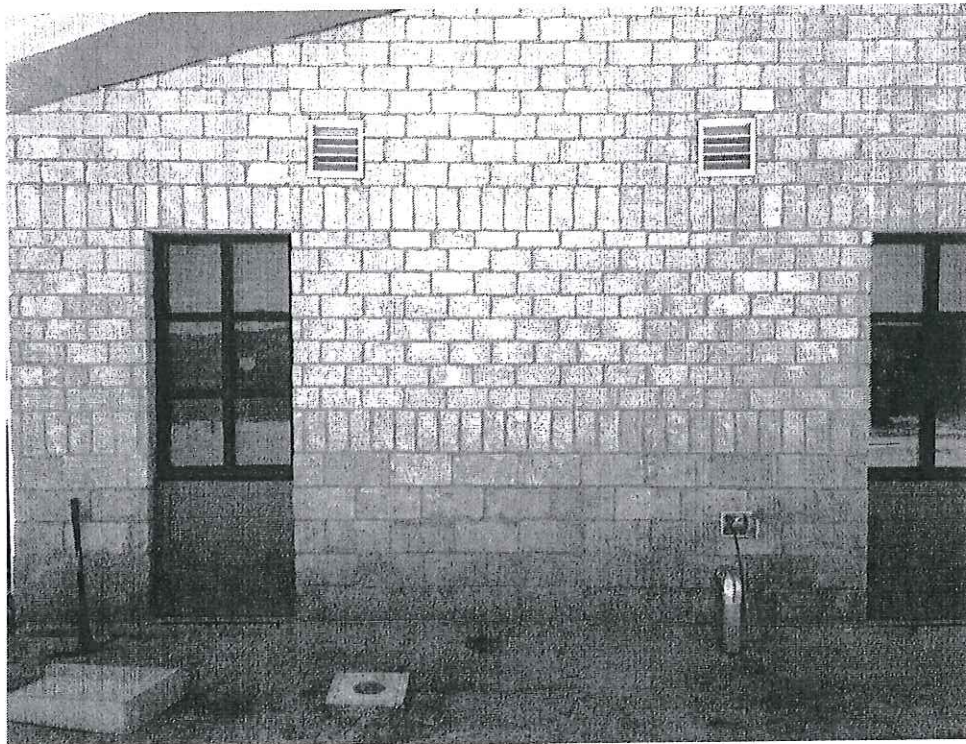


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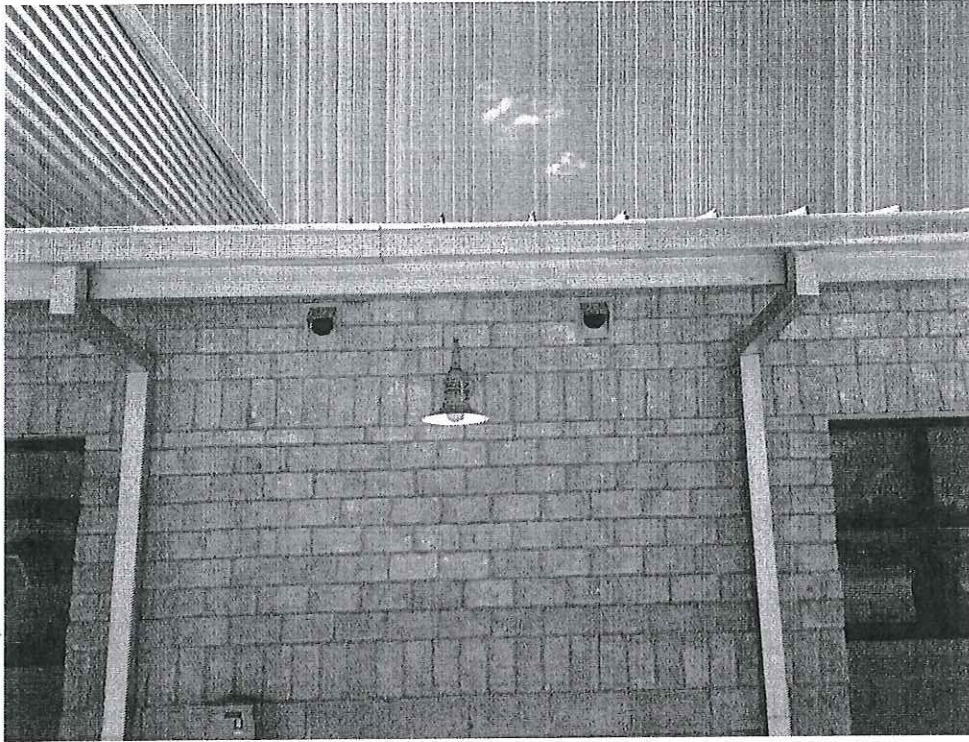


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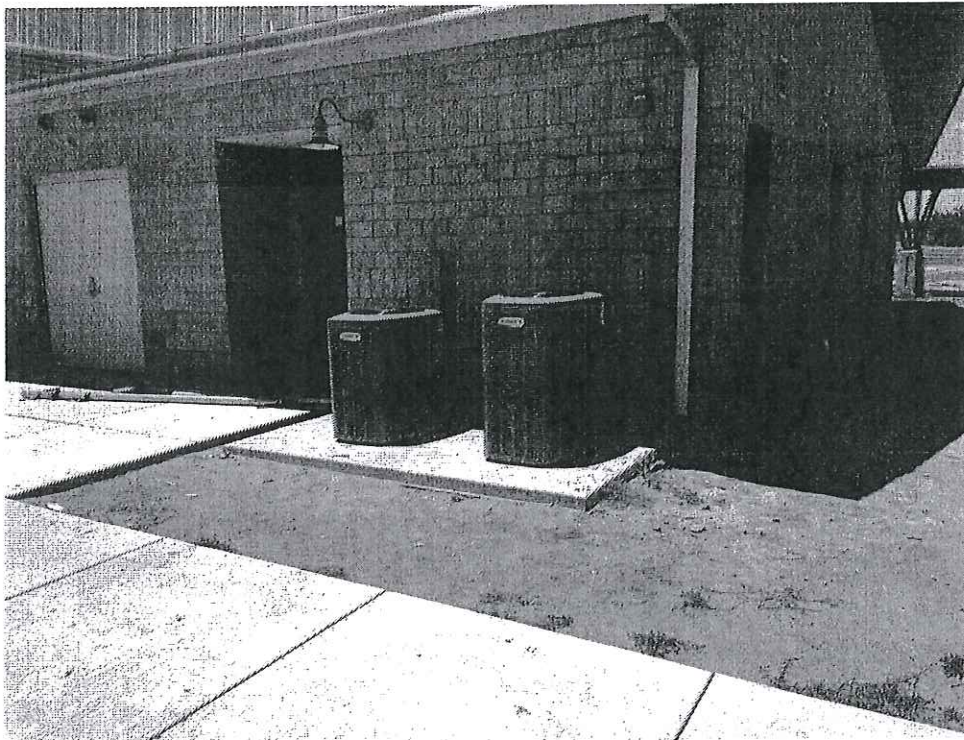


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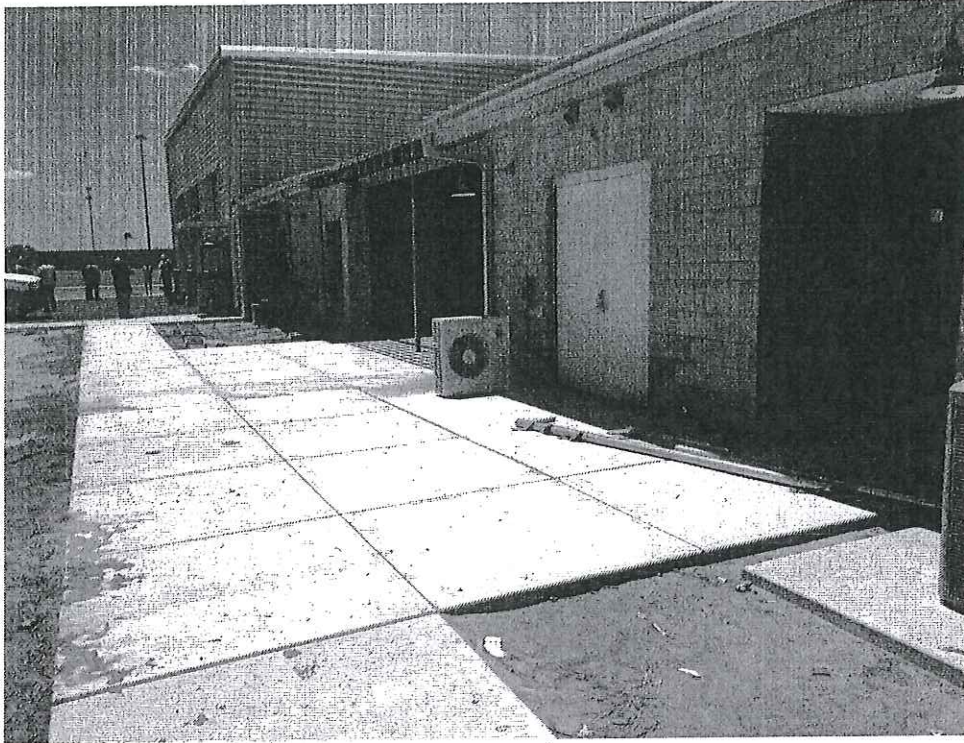


Photo 29



Photo 30



ARCHITECTURE  
PROJECT MANAGEMENT  
INTERIOR DESIGN

July, 2015

Ms. Maria "Lulu" Lucio  
Mr. Jesse Ozuna, Chief Administrator  
Hidalgo County Precinct 4  
1051 North Doolittle Road  
Edinburg, Texas 78542

**Hidalgo County – Precinct 4 – Linn-San Manuel Emergency Services Facility**

Ms. Lucio / Mr. Ozuna:

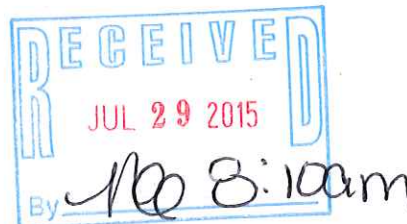
We enclose the following:

- Three sets of the Substantial Completion forms along with Architectural / MEP / Photos of the punch list walk-thru of July 23<sup>rd</sup>; once the other consultants and department heads submit their punch lists we will attach them to the document as well
- Please have the appropriate authority sign all three originals and return two to our office for further distribution.

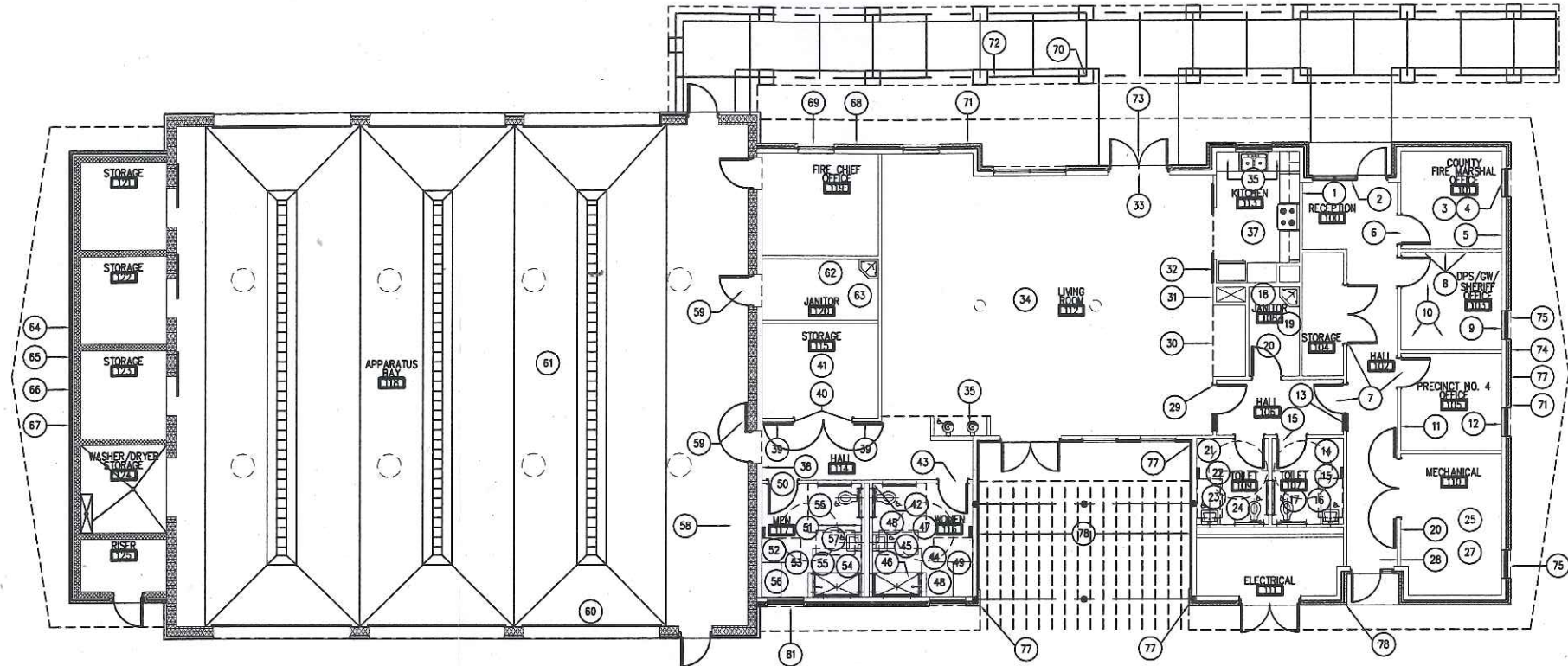
If you have any questions, feel free to call.

Thanks,

Hector Rene Garcia  
Architect / Partner



- No. Room name  
Item number
- 100 Reception  
1. Touch up paint at receptacle west wall  
2. Clean paint and dust aluminum storefront frames
- 101 County Fire Marshall Office  
3. Double pane exterior glazing seals not properly installed need to be corrected.  
4. Refinish gypsum board at receptacle under window  
5. Replace cracked ceiling panel  
6. Touch up paint at hollow metal frame
- 102 Hall  
7. General note: Clean all door hardware
- 103 DPS/GW/Office  
8. Base is waving not flat against wall. Install properly  
9. Double pane exterior glazing seals not properly installed need to be corrected.  
10. Remove scuff marks from floor
- 104 Storage no items
- 105 Precinct no. 4 Office  
11. Base is waving not flat against wall. Install properly and clean  
12. Double pane exterior glazing seals not properly installed need to be corrected.
- 106 Hall  
13. Touch up paint at hollow metal frame
- 107 Toilet  
14. No hot water  
15. Resilient floor to ceramic mosaic floor transition not level. Correct to level and seal gap with manufacturer's approved ceramic tile expansion joint sealant.  
16. Ceramic mosaic tile floor to ceramic tile wall not properly grouted or cleaned.  
17. Clean ceramic tile walls and remove stained grout from ceramic mosaic tile floor
- 108 Janitor  
18. Add mop and broom holders TA-8 spec section 10800- page 4  
19. Seal terrazzo sink to wall  
20. Floor drain installed improperly with VCT unglued at edges.  
Reinstall floor drain plate flush with VCT. Correct VCT at drain.
- 109 Toilet  
21. No hot water  
22. Resilient floor to ceramic mosaic floor transition not level. Correct to level and seal gap with manufacturer's approved ceramic tile expansion joint sealant.  
23. Ceramic mosaic tile floor to ceramic tile wall not properly grouted or cleaned.  
24. Clean ceramic tile walls and remove stained grout from ceramic mosaic tile floor
- 110 Mechanical  
25. Plenums to floor not properly sealed  
26. Duct work not properly sealed  
27. Touch up paint  
28. Clean floor
- 111 Electrical
- 112 Living Room  
29. Clean base  
30. Clean A/C housing  
31. Clean wall  
32. Complete sliding door installation  
33. Clean aluminum storefront  
34. A/C not properly working  
35. Water fountain front panel not properly reinstalled clean floor below
- 113 Kitchen  
36. Install counter top  
37. Install ceiling grid angle at all intersections to cabinets
- 114 Hall  
38. Refinish tape floor texture paint  
39. Install door stops - General Note
- 115 Storage (I T)  
40. Install missing screws at piano hinges - General Notes  
41. Replace cracked ceiling tile
- 116 Women  
42. Refinish crack at top of wall  
43. Resilient floor to ceramic mosaic floor transition not level. Correct to level and seal gap with manufacturer's approved ceramic tile expansion joint sealant.  
44. Correct ceramic mosaic tile floor to ceramic tile wall not properly grouted or cleaned.  
45. Replace ceramic wall tiles used as Ceramic tile covered bases  
46. Clean ceramic tile walls and remove stained grout from ceramic mosaic tile floor  
47. Add TA-12 shower curtains rod and hooks spec section 10800- page 4  
48. Correct ceramic tile floor at drains  
49. Install dressing benches
- 117 Men  
50. Resilient floor to ceramic mosaic floor transition not level. Correct to level and seal gap with manufacturer's approved ceramic tile expansion joint sealant.  
51. Ceramic mosaic tile floor to ceramic tile wall not properly grouted or cleaned.  
52. Replace ceramic wall tiles used as Ceramic tile covered bases  
53. Clean ceramic tile walls and remove stained grout from ceramic mosaic tile floor  
54. Add TA-12 shower curtains rod and hooks spec section 10800- page 4  
55. Correct ceramic tile floor at drains  
56. Install dressing benches  
57. Paper towel dispenser mounting clips are exposed and should be corrected.



1 FLOOR PLAN  
SCALE: 1/8"=1'-0"

- 118 Apparatus Bay  
58. Grout honeycomb concrete at slabs  
59. Install door stops  
60. One of six overhead doors is work. Correct others.  
61. Clean and seal concrete floor
- 119 Fire Chief Office  
62. Add mop and broom holders TA-8 spec section 10800- page 4  
63. Seal terrazzo sink to wall
- 120 Janitor  
62. Add mop and broom holders TA-8 spec section 10800- page 4  
63. Seal terrazzo sink to wall
- 121 Storage
- 122 Storage
- 123 Storage
- 124 Washer/Dryer Storage
- 125 Riser
- Exterior
- West Elevation  
64. Refer to previously issued Field Reports for pending items not corrected  
65. Remove red paint for cement board siding  
66. At top of walls seal all gaps between brick and soffit  
67. At brick to cement board siding sill, seal all gaps
- North Elevation  
68. At top of walls seal all gaps between brick and soffit - General Note  
69. At all brick ledge conditions under window siding wall remove all exposed copper fabric flashing and clean concrete. - General Note  
70. Paint on galvanized steel is peeling off. Very galvanized primer was used, if not remove all point to install paint properly - General Note  
71. Replace all square downspouts to be round. At bottom of downspout extend angle opening to fall within recessed area of splashblock - General Note - Refer to previously issued Field Reports  
72. At sidewalk boxes replace rivets is galvanized screws countersunk  
73. Install door felt and gaps between doors
- East Elevation  
74. Replace deteriorated brick at fourth course middle of wall  
75. At all brick ledge conditions under window siding wall remove all exposed copper fabric flashing and clean concrete.  
76. At brick to cement board siding sill, seal all gaps  
77. At top of walls seal all gaps between brick and soffit - General Note
- South elevation  
78. Install door stop  
79. Remove and install dislodged bricks - General Note  
80. Seal open area above the steel beam  
81. At all brick ledge conditions under window siding wall remove all exposed copper fabric flashing and clean concrete.
- Covered parking  
82. Seal all concrete chapes  
83. Paint on galvanized steel is peeling off. Verify galvanized primer was used, if not remove all paint to install paint properly - General Note  
84. At brick to cement board siding sill, seal all gaps

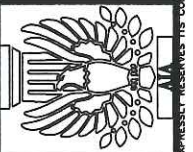
PROJECT # 201310  
DATE: 02/27/14  
DRAWN BY:  
CHECKED BY: H.R.C.  
REVISION:  
1.  
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PROJECT: LINN - SAN MANUEL  
EMERGENCY SERVICES FACILITY  
PRECINCT NO. 4  
OWNER: LINN - SAN MANUEL, TEXAS  
HIDALGO COUNTY

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EMERGENCY SERVICES FACILITY  
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HIDALGO COUNTY

architecture  
project management  
interior design

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